



## 466A NORTH ROAD, DARLINGTON, DL1 3AF

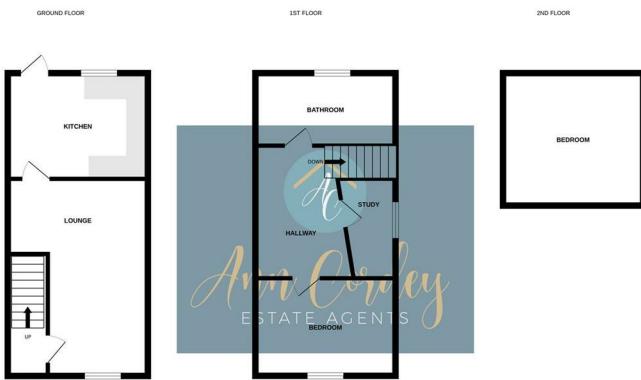
**Offers In The Region Of £90,000**

A well-presented two-bedroom end-terrace in a popular part of Darlington, ideal for investors. The property is currently let on a rolling contract, offering immediate rental income with little effort required.

Inside, the neutral décor and practical layout suit long-term tenants. The entrance hall leads to a front living room with a bay window and a rear kitchen fitted with modern units and direct access to the low-maintenance yard.

Upstairs offers a double bedroom at the front, a second room perfect for a nursery, office or dressing room, and a large four-piece bathroom with both a bath and separate shower. A further staircase leads to a spacious attic bedroom, adding valuable flexible living space.



**LOUNGE****21'05 x 12'02 (6.53m x 3.71m )****KITCHEN****11'09 x 10'04 (3.58m x 3.15m )****BEDROOM ONE****11'04 x 8'09 (3.45m x 2.67m )****OFFICE****12'4 x 5'5 (3.76m x 1.65m )****BEDROOM TWO - SECOND FLOOR****19'9 x 14'11 (6.02m x 4.55m )**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Map not to scale. ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

